

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION:	Interim and Supportive Housing Ordinance: Proposed amendments to the Los Angeles County Code (Title 22) to encourage the development of housing for people experiencing homelessness (shelters, transitional housing, and supportive housing) by streamlining the approval of such development through a ministerial review process, and to support temporary vehicle living where appropriate in the unincorporated areas of Los Angeles County.
REQUEST:	Approval and adoption of the Ordinance
LOCATION:	Countywide (unincorporated areas)
STAFF CONTACT:	Ms. Heather Anderson at (213) 974-6417
RPC HEARING DATE(S):	July 22, 2020
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider adoption of the Ordinance
MEMBERS VOTING AYE:	Commissioners Smith, Louie, Shell, Moon and Modugno
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	<p>The Draft Ordinance amends Title 22 (Planning and Zoning) of the County Code to:</p> <ul style="list-style-type: none">• Streamline the development of shelters by expanding where they are allowed by right, revising development standards, and imposing a timeline for review;• Allow accessory shelters subject to certain development standards;

- Expand opportunities for the temporary conversion of hotels, motels, and youth hostels to shelters and transitional housing; as well as the permanent conversion of hotels, motels, and youth hostels to shelters, and transitional and supportive housing;
- Provide development standards for accessory overnight safe parking;
- Exempt applications for a Ministerial Site Plan Review (SPR) for shelters, accessory shelters, and accessory overnight safe parking from planning fees;
- Expand parking options for recreational vehicles;
- Comply with State law regarding the review of shelters, transitional and supportive housing, and other housing types for specific populations; and
- Add clarifications to further support the provisions of the proposed Ordinance.

MAJOR POINTS FOR:

The Draft Ordinance is a tool in the County's toolbox to address the homelessness crisis.

The Draft Ordinance streamlines the review process for shelters, transitional housing and supportive housing where appropriate, reducing the time and money spent by applicants and therefore enabling a quicker response to the homelessness crisis.

The Draft Ordinance allows new use types where appropriate to expand opportunities for housing for people experiencing homelessness, and creates development standards for safe parking in order and to support temporary vehicle living.

MAJOR POINTS AGAINST:

For certain projects, the Draft Ordinance will remove the requirement of a public hearing and the CEQA review process, which removes a platform for the public to raise concerns on issues such as traffic and infrastructure.

The Draft Ordinance does not allow alternative housing types, such as emergency sleeping cabins and tent structures, on property that is not owned or leased by the County.

The Draft Ordinance would temporarily allow one occupied recreational vehicle to park in the rear of certain lots, which could compound existing enforcement issues.